076.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	966,500 / 966,500
					USE VALUE:	966,500 / 966,500
					ASSESSED:	966,500 / 966,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RISING MEGAN L &
Owner 2:	LEBOW ERICA J
Owner 3:	
Street 1:	54 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RJJJ LLC -
Owner 2:	-
Street 1:	296 FULTON ST
Twn/City:	MEDFORD
St/Prov:	MA Cntry:
Postal:	02155

NARRATIVE DESCRIPTION

This parcel contains 8,660 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 2248 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8660.000	490,600		475,900	966,500
Total Card	0.199	490,600		475,900	966,500
Total Parcel	0.199	490,600		475,900	966,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.94 | /Parcel: 429.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48353
GIS Ref
GIS Ref
Insp Date 03/19/15

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 076.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	490,700	0	8,660.	475,900	966,600	966,600	Year End Roll	12/18/2019
2019	101	FV	363,000	0	8,660.	441,900	804,900	804,900	Year End Roll	1/3/2019
2018	101	FV	363,000	0	8,660.	441,900	804,900	804,900	Year End Roll	12/20/2017
2017	101	FV	363,000	0	8,660.	387,500	750,500	750,500	Year End Roll	1/3/2017
2016	101	FV	363,000	0	8,660.	353,500	716,500	716,500	Year End	1/4/2016
2015	101	FV	165,400	0	8,660.	312,700	478,100	478,100	Year End Roll	12/11/2014
2014	101	FV	165,400	0	8,660.	295,700	461,100	461,100	Year End Roll	12/16/2013
2013	101	FV	165,400	0	8,660.	281,400	446,800	446,800		12/13/2012

!6359!

PRINT

Date	Time
12/10/20	21:08:53

LAST REV

Date	Time
12/28/17	08:29:18
danam	
6359	

USER DEFINED

Prior Id # 1:	48353
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RJJJ LLC,	65242-263		4/21/2015		870,000	No	No		
NAJARIAN NISHAN	63685-417		5/30/2014	Change>Sale	415,000	No	No		
GRAHAM MARY T/L	41244-548		10/21/2003		370,000	No	No		
GRAHAM MARY T	32576-119		2/22/2001	Family	99	No	No		
	12324-516		11/1/1972		34,800	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2017	4608	Solar Pa	4,608	C				
10/30/2015	1684	Foundati	19,000					
12/16/2014	1712	Heat App	8,000					Install a/c and fu
6/18/2014	690	Addition	150,000					
5/22/1997	272		3,000					ADD BATH/REMODEL

ACTIVITY INFORMATION

Date	Result	By	Name
3/19/2015	Meas/Inspect	PC	PHIL C
6/26/2014	Info Fm Prmt	PC	PHIL C
5/6/2004	MLS	HC	Helen Chinal
10/13/1999	Meas/Inspect	266	PATRIOT
7/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8660		Sq. Ft.	Site		0	70.	0.78	12									475,861						475,900	

Total AC/HA: 0.19881 | Total SF/SM: 8660 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 475,861 | Spl Credit | Total: 475,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11708188
Const Adj.:	0.99742496
Adj $ / SQ:	139.276
Other Features:	109289
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	514301
Depreciation:	23658
Depreciated Total:	490643

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 2					HB 1		

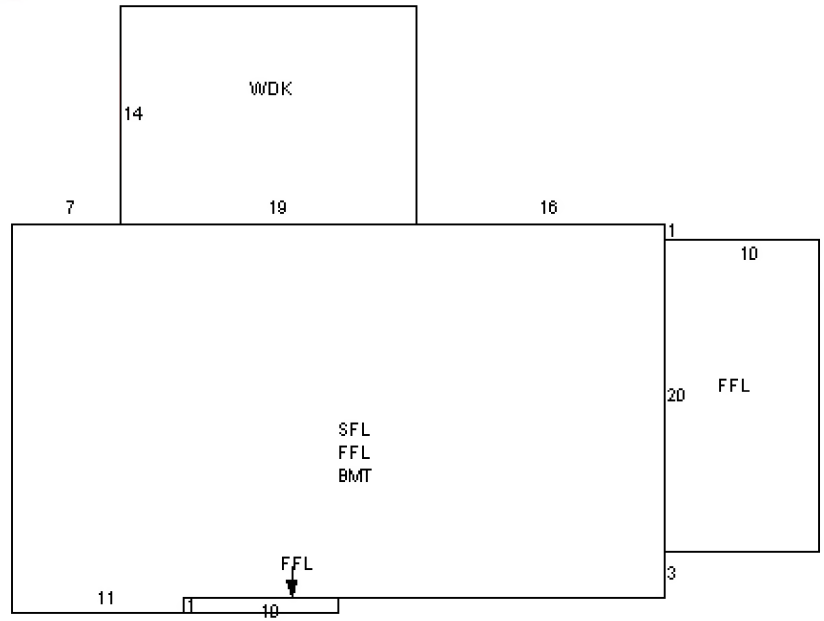
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	153.20
Special Features:	0	Val/Su Net:	138.86
Final Total:	490600	Val/Su SzAd	218.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,229	139.280	171,170
BMT	Basement	1,019	41.780	42,577
SFL	Second Floor	1,019	139.280	141,922
WDK	Deck	266	9.730	2,589

Net Sketched Area:	3,533			Total:	358,258
Size Ad	2248	Gross Are	3533	FinArea	2248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

076.0-0005-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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